

Exhibit to Agenda Item #4

Discuss adoption of a resolution declaring the following properties as surplus land and exempt from the **California Surplus Land Act**:

- a. RP-082 (4325 Bilby Rd. in Elk Grove, APN 132-0041-016-0000, 10,019 SQFT/0.23 Acres);
- b. RP-89 (5220 Cypress Ave. in Carmichael, APN 258-0010-009-0000; 5,500 SQFT/0.13 Acres);
- c. RP-103 (4940 W Elverta Rd. in Sacramento, APN 201-0170-040—0000, 3999 SQFT/0.09 Acres); and
- d. Approximately 87,120 SQFT/2.0 acres in Sacramento County.

Board Energy Resources & Customer Services Committee and Special SMUD Board of Directors Meeting

Wednesday, August 14, 2024, scheduled to begin at 6:00 p.m.

SMUD Headquarters Building, Auditorium

SURPLUS LAND ACT

The Surplus Land Act define surplus land only as “land owned in fee simple by any local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use.”

The surplus declaration must be supported by written findings.

Surplus land may include both exempt and non-exempt surplus land.

Exempt land can be disposed of without making it available for certain statutory uses such as low- or moderate-income housing or open space.

Surplus Property

RES Staff requests the Board declare the following properties surplus to SMUD's operational needs & business goals and exempt in accordance with the Surplus Land Act:

- RP-082-decommissioned Franklin-Bilby substation site
- RP-089-decommissioned Cypress substation site
- RP-103-decommissioned Elverta-Power Line substation site
- Miscellaneous minor acreage in Sacramento County

Franklin-Bilby Substation (RP-082)

- Located in rural Elk Grove
- 10,019 square feet in size, fronted by shallow but steep drainage ditch
- Replaced by Franklin Bulk substation in 2019
- Vacant and clean, but no longer necessary to SMUD's operational needs or business goals
- Approved for surplus by SMUD Real Property Asset Management Committee in July of 2024



Cypress Substation (RP-089)

- 5,663 square feet in size; decommissioned in the early 1980's
- Approved for Surplus by the SMUD Real Property Asset Management Committee in November of 2023
- Tenant in-place has expressed an interest in purchasing the site
- No longer suitable to SMUD's operational needs or business goals



Elverta-Power Line Substation (RP-103)

- Located at Power Line Rd and West Elverta Road on the back side of the Sacramento International Airport
- Obtained via Grant Deed in 1955, never developed
- 3,993 square feet in size, within the Sac County Special Planning Area
- No longer necessary for SMUD's operational needs or business goals



Miscellaneous Land in Sacramento County

- Acquired in total via Grant Deed in 1979
- Minor acreage within a larger parcel is serving no operational purpose for SMUD
- Clean, clear, and vacant, undeveloped property
- Limited Access
- Portion recommended for surplus in December of 2023

Basis for Exempt Surplus Land Findings

- The Code states that land less than ½ acre in size is exempt surplus if it is not “contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes.”
 - RP s 082, 089 and 103 qualify for this exemption. Due to size and location, they are not well suited for Surplus Land Act designated purposes.
- The Code also classifies land as exempt surplus if transferred to a federally recognized tribe.
 - The miscellaneous parcel qualifies for this exemption.

Requested Action

Adopt resolution declaring the following properties as surplus land and exempt from the **California Surplus Land Act**:

- a. RP-082 (4325 Bilby Rd. in Elk Grove, APN 132-0041-016-0000, 10,019 SQFT/0.23 Acres);
- b. RP-89 (5220 Cypress Ave. in Carmichael, APN 258-0010-009-0000; 5,500 SQFT/0.13 Acres);
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